

11/2/04
#46

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2942, 2946, AND 2948 EAST 13TH STREET IN THE
3 ROSEWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL
5 OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
6 (GO-MU-CO-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-06-0166, on file
14 at the Neighborhood Planning and Zoning Department, as follows

15
16 Lot 1, Outlot 29, Division B, Mt. Zion Subdivision, and Lots 1 and 2, Chernosky
17 No 5, Amended Subdivision, subdivisions of the City of Austin, Travis County,
18 according to the maps or plats of record in Plat Book 86, Page 4, and Plat Book
19 141B, Page 150; respectively, of the Plat Records of Travis County, Texas, (the
20 "Property"),

21
22 locally known as 2942, 2946, and 2948 East 13th Street, in the City of Austin, Travis
23 County, Texas, and generally identified in the map attached as Exhibit "A"

24
25 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be
26 developed and used in accordance with the regulations established for the general office
27 (GO) base district and other applicable requirements of the City Code

28
29 **PART 3.** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions

31
32 A site plan or building permit for the Property may not be approved, released, or
33 issued, if the completed development or uses of the Property, considered cumulatively with
34 all existing or previously authorized development and uses, generate traffic that exceeds
35 2,000 trips per day
36
37

1 **PART 4.** The Property is subject to Ordinance No 020110-17 that established the
2 Rosewood neighborhood plan combining district

3
4 **PART 5.** This ordinance takes effect on _____, 2006
5

6
7 **PASSED AND APPROVED**

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9
10 _____, 2006

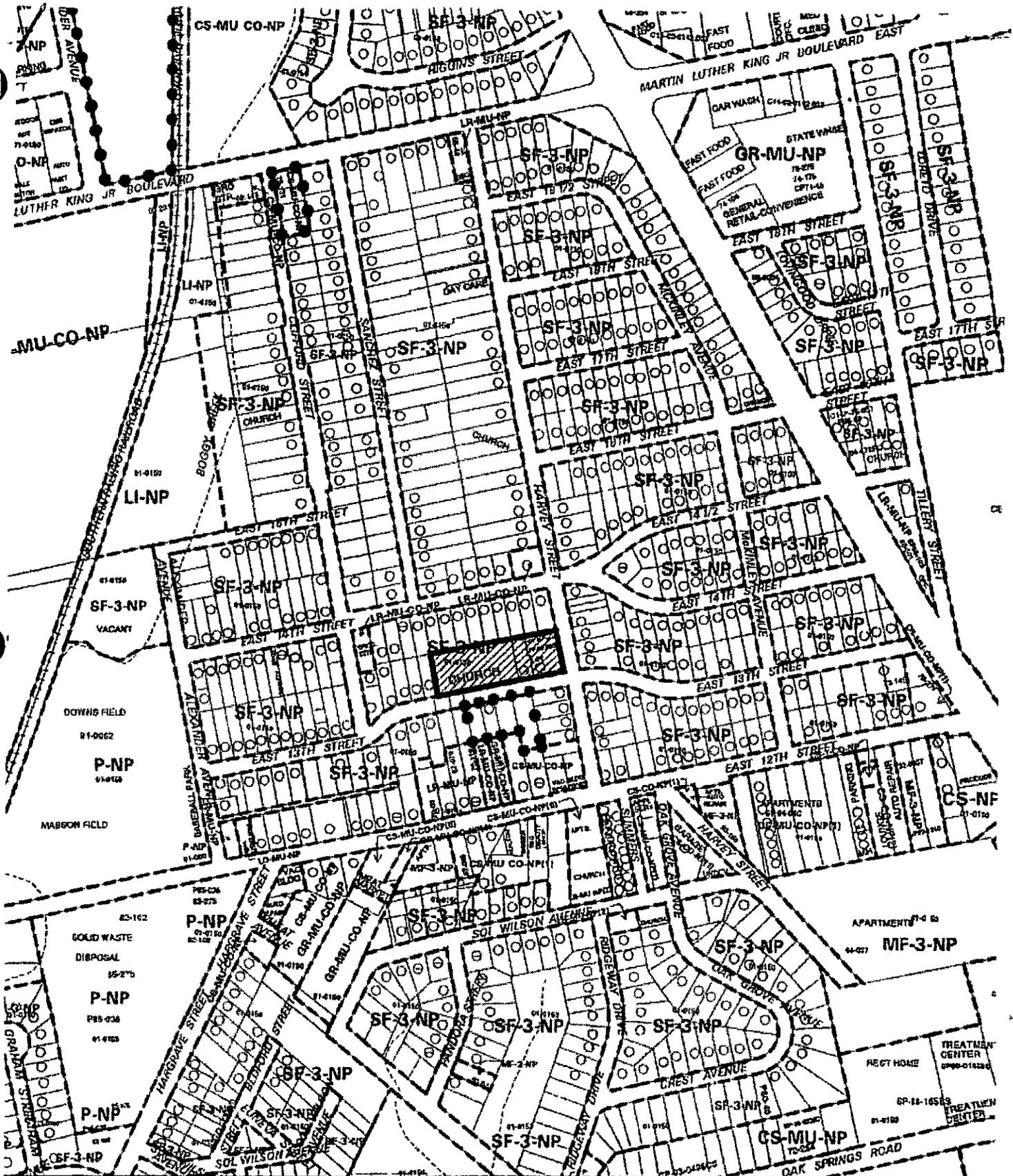
11 §
12 §
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15
16 **Will Wynn**
17 **Mayor**

18 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR R HEIL </p>	<p>ZONING EXHIBIT A</p> <p>CASE # C14-06-0166</p> <p>ADDRESS 2942 2948 E 13TH ST</p> <p>SUBJECT AREA (acres) 1.324</p> <p>LOW INCOME APARTMENTS</p>	<p>DATE 06 08</p> <p>INTLS SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>L23</p>
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